

Puchenau

Sunny property with a view of the basilica on Pöstlingberg

Property ID: GM404

VERKAUFT



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PURCHASE PRICE: 370.000 EUR • LIVING SPACE: ca. 160 m² • ROOMS: 8 • LAND AREA: 1.021 m²

Property ID: GM404 - 4048 Puchenau

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At a glance

Property ID	GM404	Purchase Price	370.000 EUR
Living Space	ca. 160 m²	Commission	3% vom Kaufpreis zzgl. 20% Ust.
Roof Type	Gabled roof	Construction method	Solid
Rooms	8	Usable Space	ca. 80 m²
Bathrooms	2	Equipment	Fireplace, Balcony
Year of construction	1962		

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A first impression

The property is located in the north of Puchenuau, in a completely sunny and quiet location, approximately 2.8 km from the town center. There is an unobstructed view of the pilgrimage basilica on the Pöstlingberg (approximately 1.6 km as the crow flies), and the Pöstlingberg cable car mountain station is 4.6 km away. The view to the south towards the Alpine foothills is impressive. The property bordering the north side is used for agriculture. The existing building is directly adjacent to an asphalt road, and demolition is relatively straightforward. A cost estimate for demolition, including disposal, is being prepared and can be provided by me if needed. The property enjoys a quiet, sunny location with fantastic views, offering the best of both worlds: rural living with easy access to our state capital, Linz. - Public transport approx. 2.7 km - Shopping facilities in Puchenuau approx. 3 km - Kindergarten, primary and secondary school approx. 3.6 km - Highway access (Westring) approx. 6 km - Linz city center approx. 8 km - Linz main train station approx. 10 km - Hörsching Airport approx. 20 km

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Contact partner

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